

for two or more densities of development in these urban residential areas. Maximum density should not exceed ten to twelve dwelling units per acre in planned housing developments and eight dwelling units per acre in mobile home parks, however; and lots for single family residences should be no less than 8,000 square feet.

Suburban residential development is typified by recent residential development in the northeast and northwest areas of Biscoe. The plan proposes that the remainder of these areas be designated for suburban residential development. Additional areas are proposed for the southeastern and southwestern sections of town. There is some spillover from all four areas into the one mile fringe area.

Since these designated areas are mainly outside the area that can be economically served by the town's water and sewerage systems, lots should be 20,000 square feet or larger, depending upon results of percolation tests of the soil by the county health department's sanitarian.

Agricultural-Residential: Residential development in the one mile fringe area should be limited until suitable land within the town limits is more fully developed and municipal water and sewer lines can be economically extended to the fringe area. Lots at least one acre in size should be required by the zoning ordinance. All the land in the planning area not specifically designated for a definite type of urban development should be placed in the Agricultural-Residential category, and can be rezoned for urban development as the need arises.

With the great shortage of adequate housing in the Biscoe area, and with the rapid rise in the cost of conventional home construction, mobile homes may be the only form of decent housing readily available for many low income families and young couples. Plans should be made to accommodate them so that they will not be unattractive and a threat to property values. Mobile homes should not be grouped around permanent dwellings or allowed to